

**FOR
LEASE**
±8,750-10,950 SF

Voit

REAL ESTATE SERVICES

2020 Main Street, Ste. 100, Irvine, California 92614
949.851.5100 | 949.261.9092 Fax www.VoitCo.com

6 CUSHING

IRVINE SPECTRUM

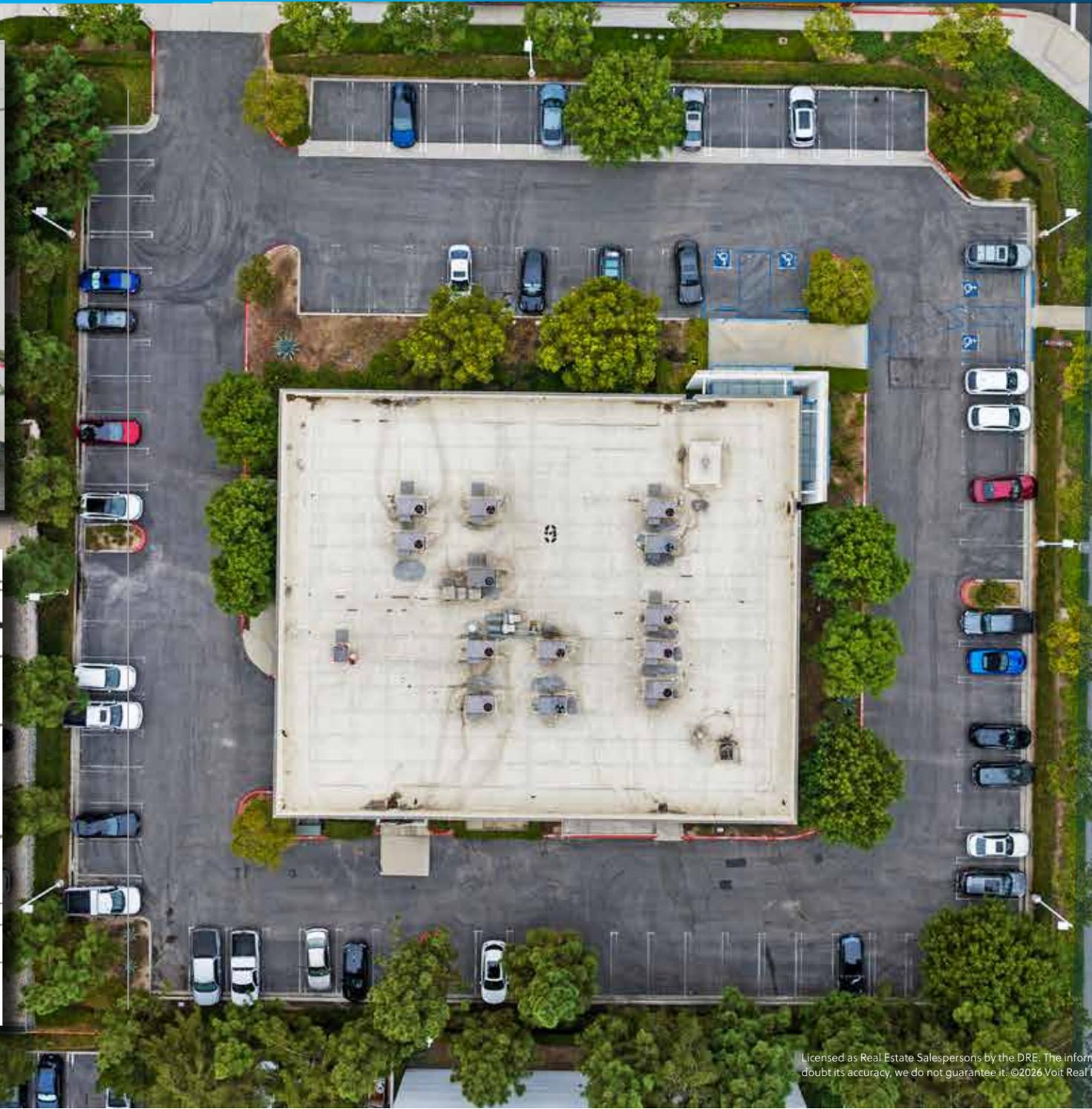
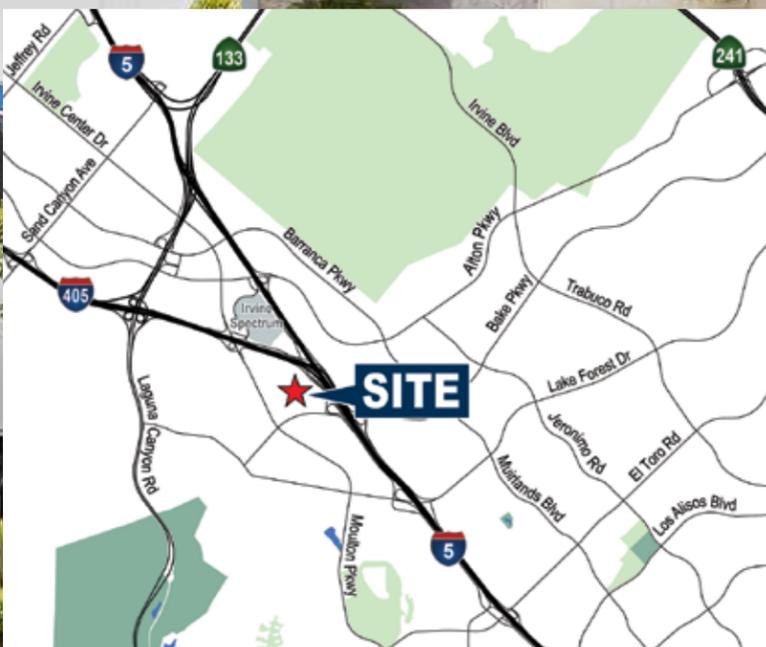
ALTON BURGESS
SENIOR VICE PRESIDENT
949.263.5397

aburgess@voitco.com
Lic. #01717094

TRAVIS FORSTER
SENIOR VICE PRESIDENT
949.263.5332

tforster@voitco.com
Lic. #01935471

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.



EXECUTIVE SUMMARY

We are pleased to announce a opportunity to lease $\pm 8,750$ to $10,950$ square feet at 6 Cushing, Irvine Spectrum. A Freestanding 2-story, corporate headquarters property built on approximately 1.49 acres of land with over 4:1,000 parking in the heart of the highly desirable Irvine Spectrum submarket in Irvine, California. Situated at the intersection of Orange County's major freeways and transportation networks, the Irvine Spectrum attracts major national and international brands capitalizing on the opportunity to locate in one of Southern California's premier headquarter locations.



BUILDING
SIGNAGE
AVAILABLE



±8,750-10,950 SF
INDUSTRIAL/OFFICE SPACE

ELEVATOR SERVED
TWO STORY CREATIVE OFFICE

12'
WAREHOUSE CLEARANCE

100%
HVAC IN WAREHOUSE AREA

800
AMPS OF POWER (VERIFY)

2 (10' W X 12' H)
GROUND LEVEL LOADING DOORS

4:1,000
PARKING RATIO

- TENANT CAN LEASE ±8,750 SF TO ±10,950 SF OF GROUND FLOOR SPACE.
- OWNERSHIP WILL CONSIDER ALTERNATIVE USES; ANY AUP OR CUP WILL BE AT SOLE COST AND TIMING OF LESSEE.



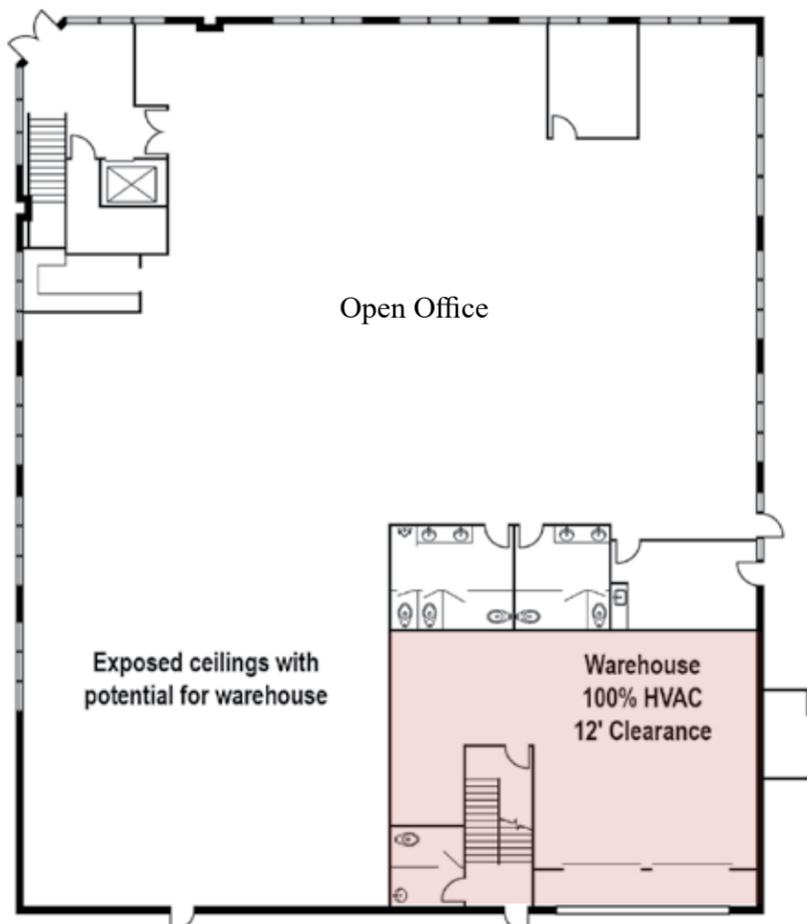
ABOUT THE OWNER - ORTIZ ENTERPRISES ORIGINALLY PURCHASED THE LAND FROM THE IRVINE COMPANY TO EXPAND THEIR GROWING GENERAL CONTRACTING BUSINESS FOR A NEW COMPANY HEADQUARTERS. TRAVEL ALONG JUST ABOUT ANY SOUTHERN CALIFORNIA FREEWAY, AND CHANCES ARE YOU'RE ON ONE THE HUNDREDS OF PROJECTS COMPLETED BY ORTIZ.



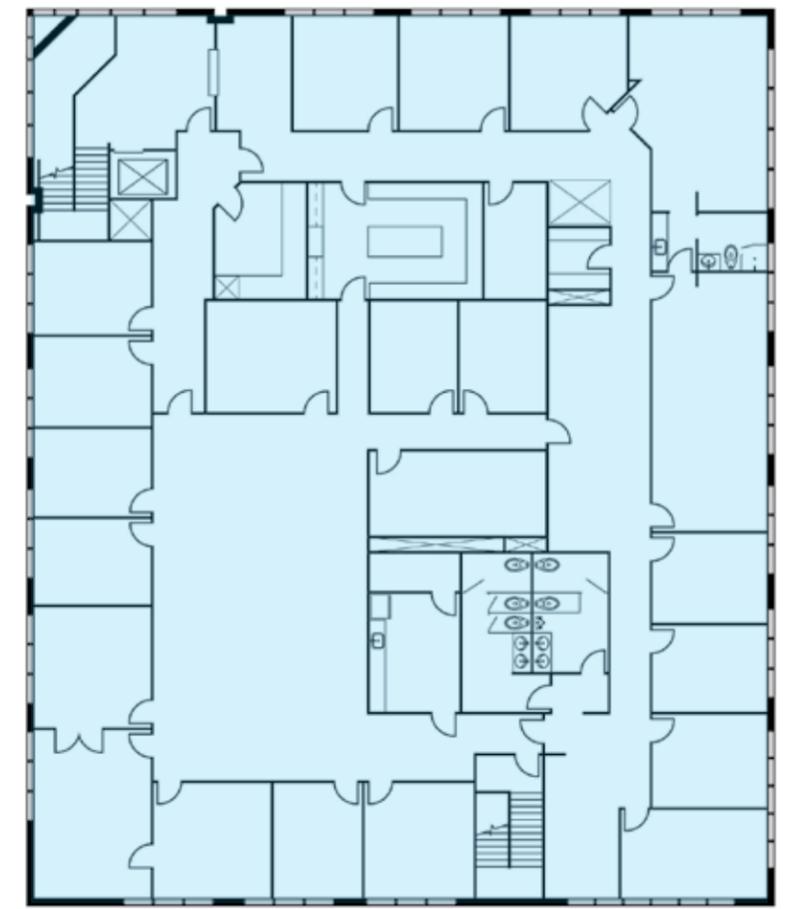
±2,200 SF Occupied by Ortiz Enterprises Inc. but can be made Available for ±10,950 SF

±8,750 SF Ground Floor Space Available Immediately

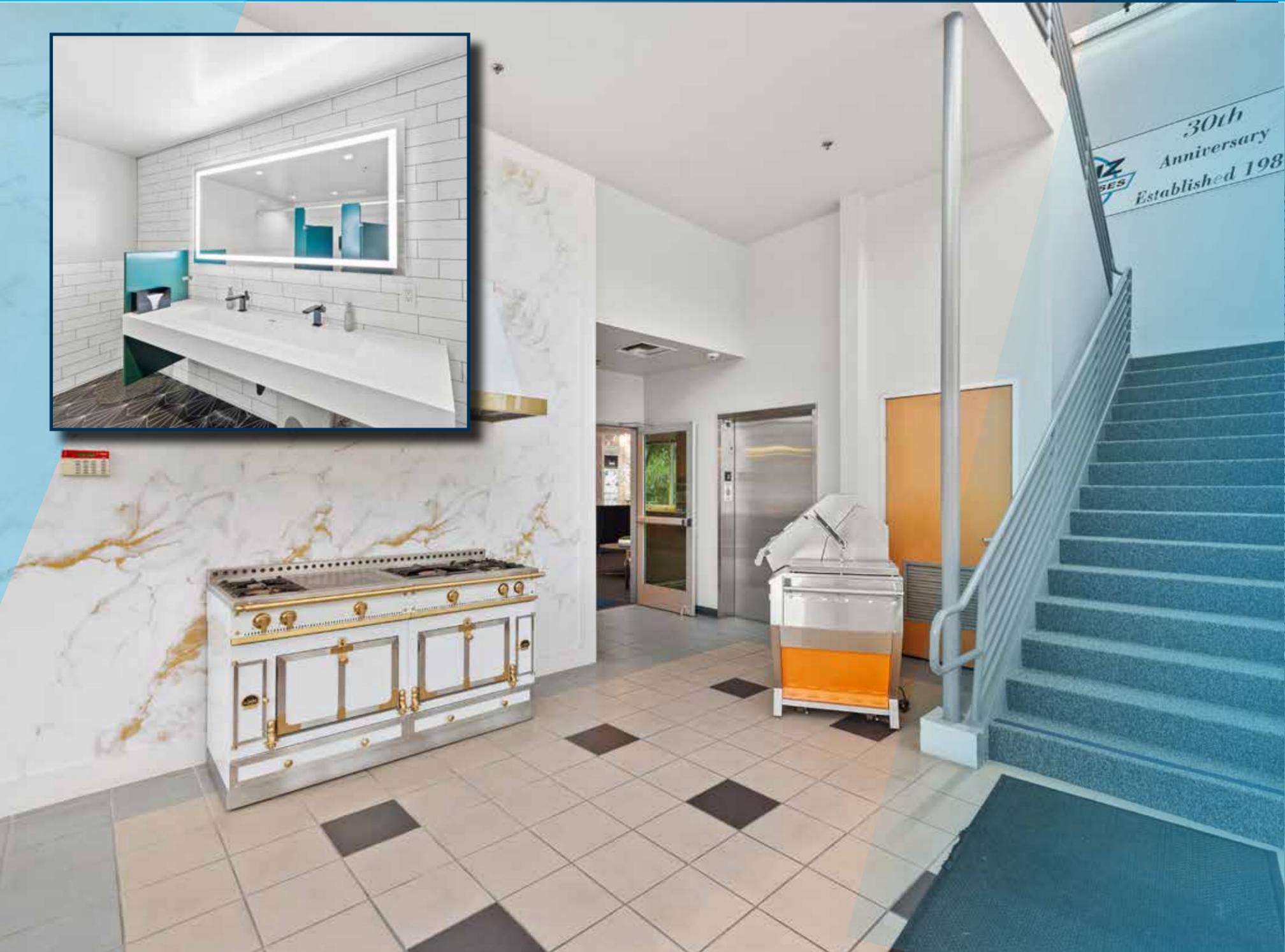
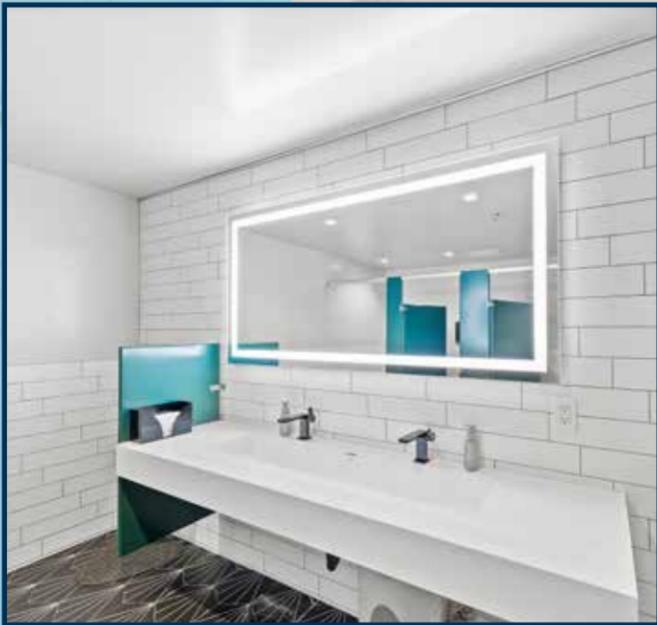
±10,950 SF Not Available Occupied by Ortiz Enterprises Inc.



First Floor



Second Floor





PROMENADE
APARTMENT HOMES

LOS OLIVOS
APARTMENT VILLAGE

LOS OLIVOS
RETAIL CENTER

IRVINE SPECTRUM
CENTER



Bunsen

Cushing

Hubble

Research Dr



FERGUSON
Bath & Kitchen Gallery



Irvine Spectrum Submarket

The City of Irvine is the heart of Southern California's "Technology Coast" and has the heartbeat of Orange County's business community. With state-of-the-art transportation, exceptional real estate and stellar educational institutions, Irvine is renowned for its dynamic business environment and convenient access to a highly educated and skilled labor force. The city also boasts a reputation as one of the nation's safest communities and offers a full-range of housing opportunities, excellent climate, and a wealth of lifestyle amenities.

Irvine is well-known as one of the nation's largest master planned urban communities and encompasses 65 square miles. The City is bordered by Santa Ana, Huntington Beach, Fountain Valley, and Costa Mesa to the north, with Newport Beach, Lake Forest, Laguna Hills, Aliso Viejo and Laguna Beach to the south, and only a 10-minute drive from the Pacific Ocean. With its proximity to the Pacific Coast, Los Angeles and San Diego, Irvine's central location on provides residents and businesses alike easy access to world markets, a quality labor supply, plentiful executive housing and first-class entertainment. Irvine is located approximately 40 miles southeast of downtown Los Angeles and 85 miles north of downtown San Diego. Inland Empire's industrial clusters are within a 30-minute drive from Irvine.

With more than 17,000 companies of all sizes, including corporate headquarters and international centers of operation, companies of all types have a robust presence in Irvine. Two major business centers – the Irvine Business Complex and the Irvine Spectrum – account for more than 170,000 jobs Irvine's jobs-to-population ratio of 94.8% is No. 1 for American cities with 200,000 residents or larger.

The 2,600-acre Irvine Business Complex (IBC) is located adjacent to John Wayne Airport. A variety of professional and technical businesses, as well as residential properties, are located in this area. University Research Park is a 183-acre business, research, and development office park located next to UCI. Irvine Spectrum, home to prestigious high-rises and campus-like environments, is one of California's leaders in its concentration of technology, research, and development companies.

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

ORANGE COUNTY

AT A GLANCE

3.17 M
POPULATION

39%
BACHELOR'S DEGREE OR HIGHER
POPULATION

6TH
LARGEST POPULATION IN USA

38.3
MEDIAN AGE

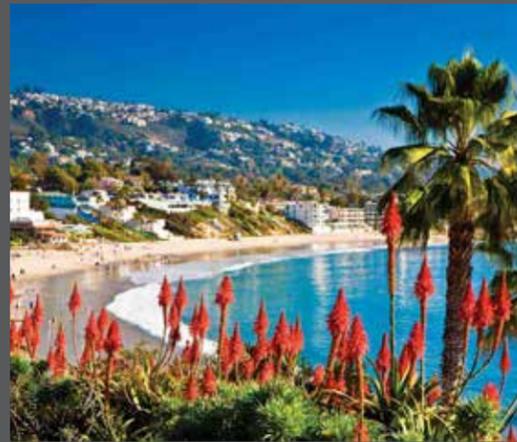
2ND
HIGHEST DENSITY IN CALIFORNIA

\$709,800
MEDIAN PROPERTY VALUE
4.47% GROWTH

\$89,759
MEDIAN HOUSEHOLD INCOME
4.11% GROWTH

1.61 M
NUMBER OF EMPLOYEES
0.386% GROWTH

\$213.6M
GDP
4.2% GROWTH



TOP 25 SALES TAX PRODUCERS

ALBERTSONS | APPLE COMPUTER | ARBONNE | AUTONATION TOYOTA IRVINE
CARMAX | CHEVROLET OF IRVINE | CHEVRON | COSTCO | E PLUS TECHNOLOGY
EDWARDS LIFESCIENCES | FINANCIAL SERVICES VEHICLE TRUST | IPC USA
IRVINE BMW | KIA OF IRVINE | LIVING SPACES FURNITURE | NORDSTROM
NORM REEVES HONDA | PC MALL | RALPH'S | TARGET | TESORO
TUTTLE CLICK FORD | TUTTLE CLICK MAZDA | VICTOR MEDICAL | WALMART

COMPANIES HEADQUARTERS OR
NORTH AMERICAN HEADQUARTERS
ARE LOCATED IN IRVINE.



235,100
EMPLOYMENT BASE

88.3%
ASSOCIATES DEGREE OR HIGHER

94.8%
JOBS-TO-POPULATION RATIO
#1 FOR AMERICAN CITIES

IRVINE

AT A GLANCE

TOP EMPLOYERS

RANK | EMPLOYER | NO. OF EMPLOYEES

1 UNIVERSITY OF CALIFORNIA, IRVINE 21,700

2 IRVINE UNIFIED SCHOOL DISTRICT 3,024

3 EDWARDS LIFESCIENCES 2,987

4 BLIZZARD ENTERTAINMENT 2,724

5 BROADCOM 2,604

6 GLIDEWELL LABORATORIES 1,960

7 PARKER HANNIFIN 1,800

8 NATIONSTAR 1,556

9 B. BRAUN 1,370

10 WESTERN DIGITAL 1,300

FERGUSON
Bath & Kitchen Gallery

ORTIZ

Voit

REAL ESTATE SERVICES

6 CUSHING

IRVINE SPECTRUM

ALTON BURGESS
SENIOR VICE PRESIDENT
949.263.5397

aburgess@voitco.com
Lic. #01717094

TRAVIS FORSTER
SENIOR VICE PRESIDENT
949.263.5332

tforster@voitco.com
Lic. #01935471